

Welcome to the November 2006
listening sessions for the
**SOUTHEAST GROWTH AREA
(SEGA)**
Planning Program

City of Fresno
Planning & Development Department

Listening Session Dates

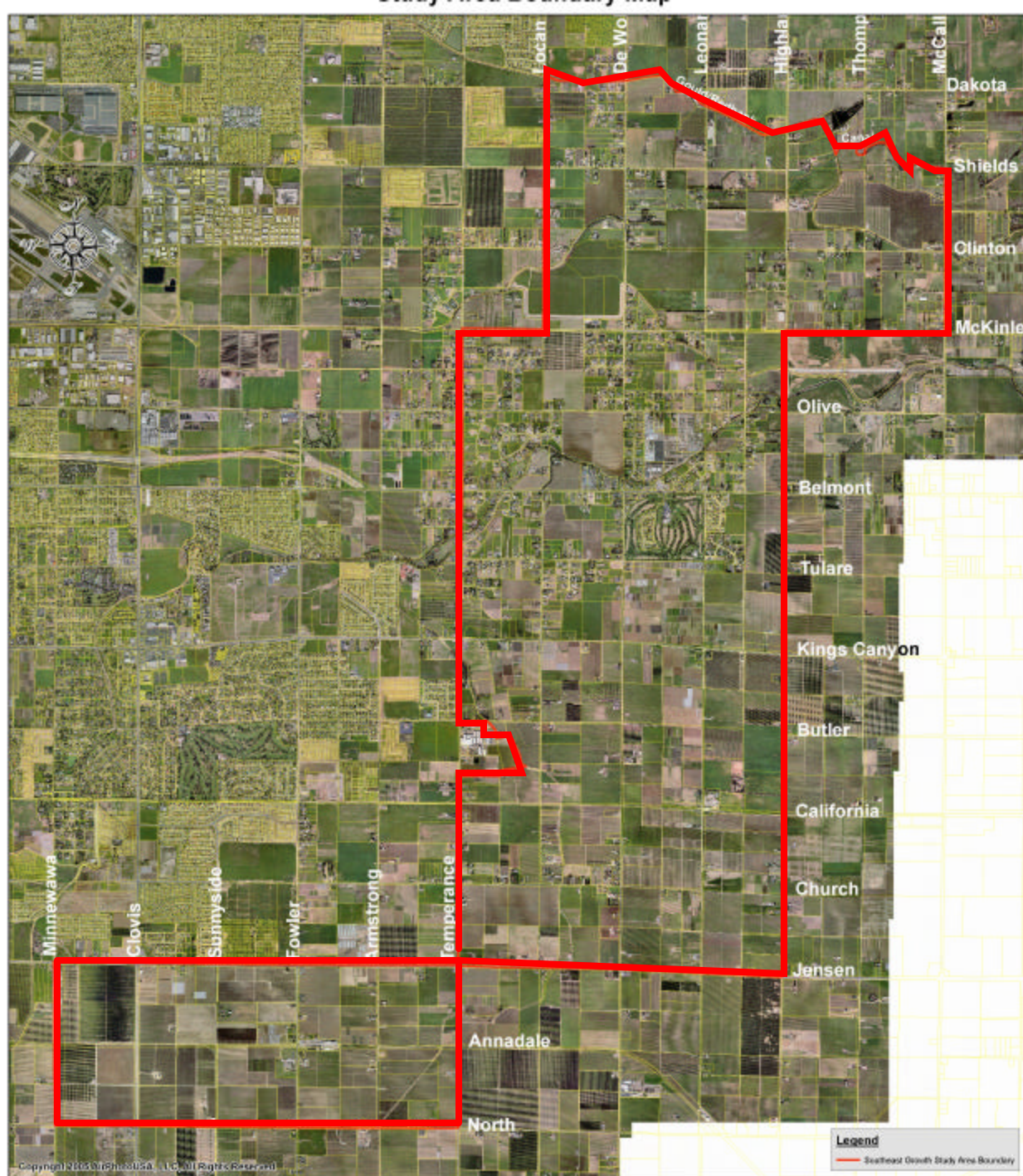
- Thursday, November 9, 2006
 - Monday, November 13, 2006
 - Thursday, November 16, 2006
 - Monday, December 11, 2006 (wrap-up listening session)
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- All Listening Sessions are to be held at the Sunnyside High School Cafeteria from 6 pm to 9 pm

Purpose of Listening Sessions

- Provide multiple opportunities for identification of issues, desires, expectations, constraints & opportunities to be considered in the planning of this community
- Intended to encourage participation from all segments of the community including property owners & residents; civic, community, environmental, affordable housing, smart growth, and other advocates and constituents; construction & development industry; and government partners



2005 Aerial Photograph of SEGA



Purpose & Need for SEGA Plan Preparation

- Implements 2025 Fresno General Plan adopted by the Fresno City Council on November 19, 2002
- Implements planned urban area and Expanded Sphere of Influence (SOI) as provided for by the City/County Tax Sharing Memorandum of Understanding (MOU) approved by the City/County in January 2003

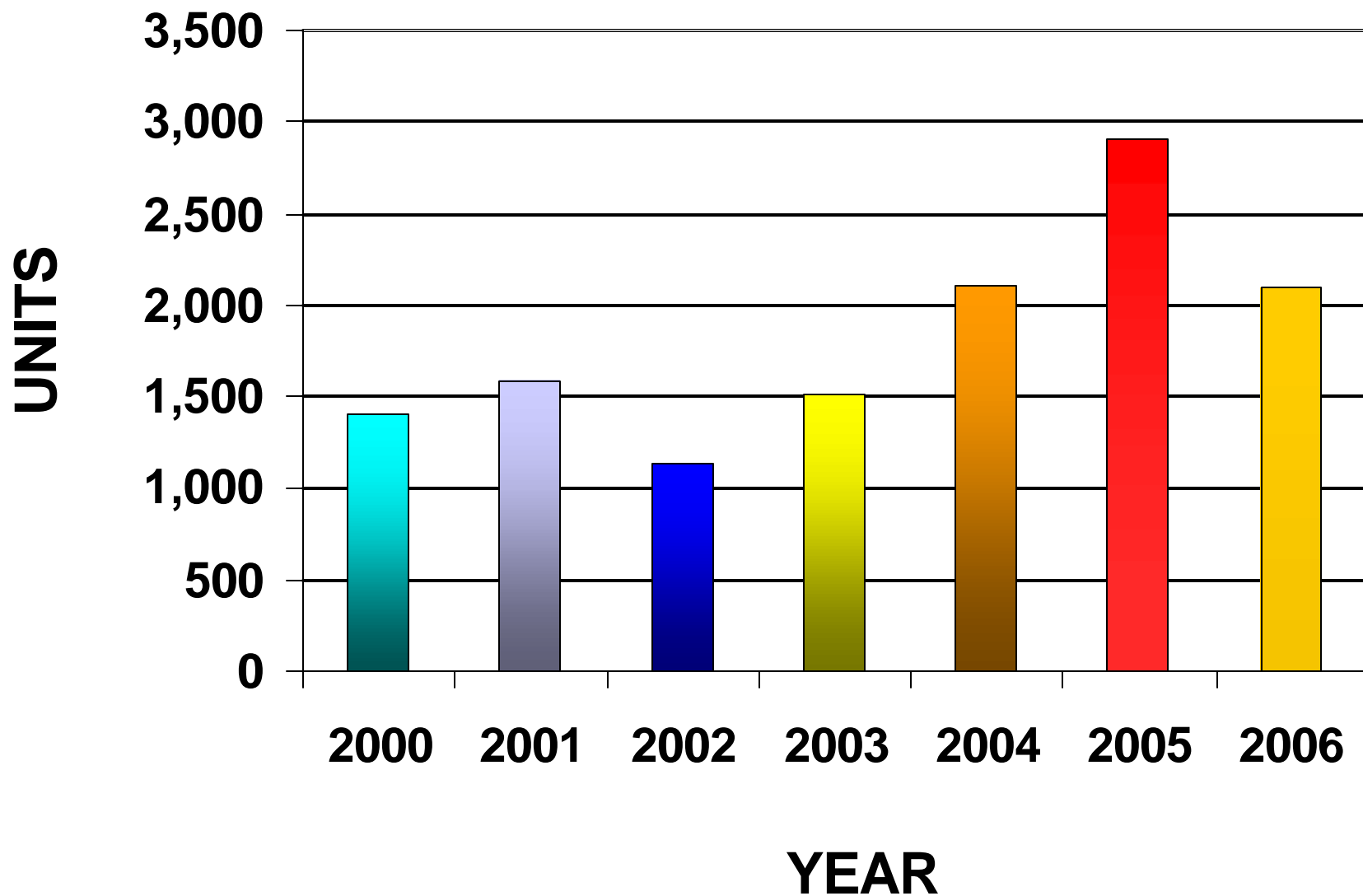
Purpose & Need for SEGA Plan Preparation

- City/County MOU provides that property must be annexed to the City prior to urban development occurring within the City's Expanded SOI
- Expanded SOI for SEGA now approved by the Local Agency Formation Commission (LAFCO) as of April 2006

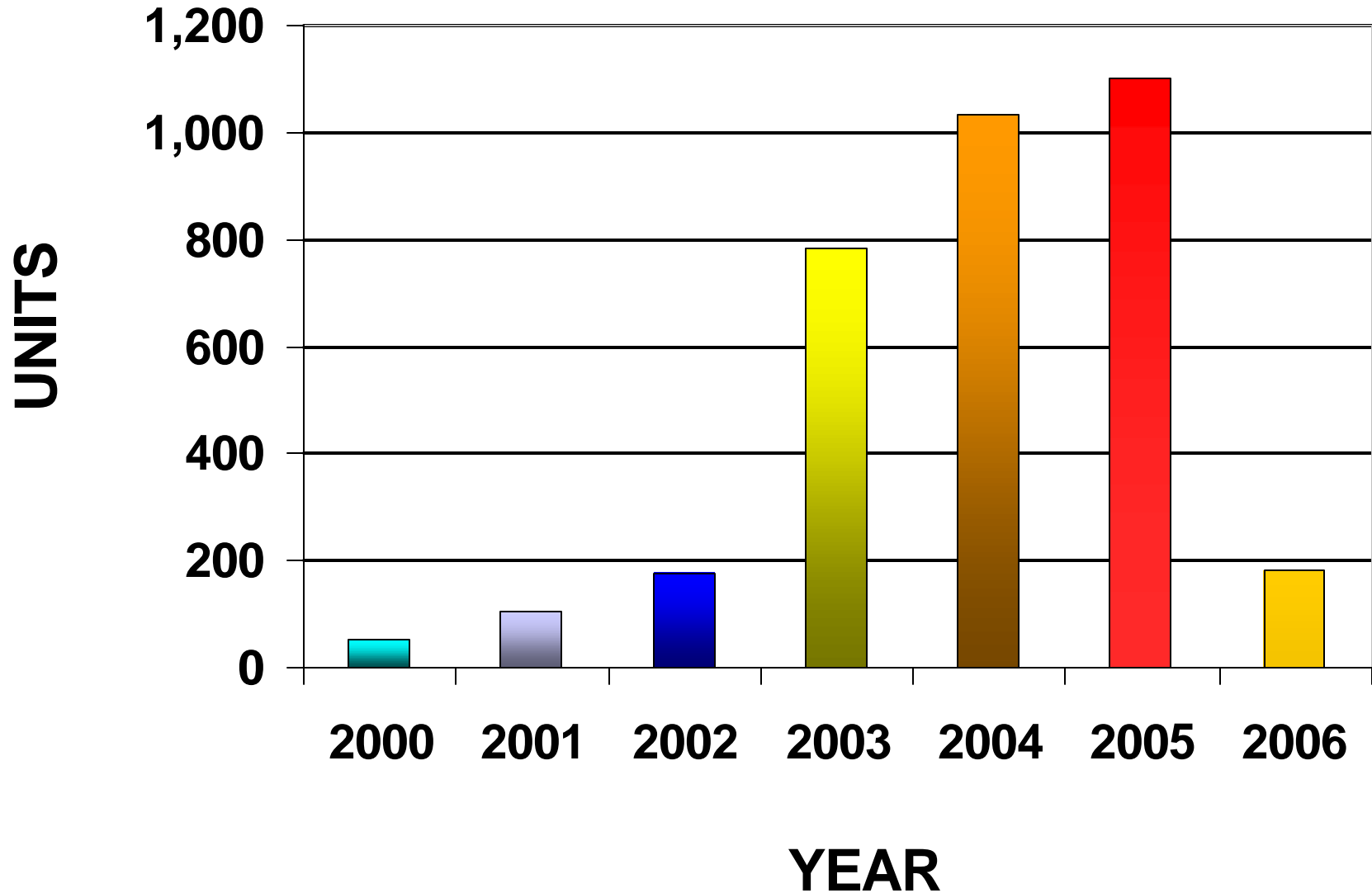
Why grow in Southeast Fresno?

- Consumes least amount of prime farmland
- Creates balanced urban form as related to city center (urban core)
- Encourages use of larger and readily available parcels for development
- Maximizes use of State Route 180
- Beginning planning process now provides for adequate lead time in response to rapid city growth

City Single Family Residential Building Permits

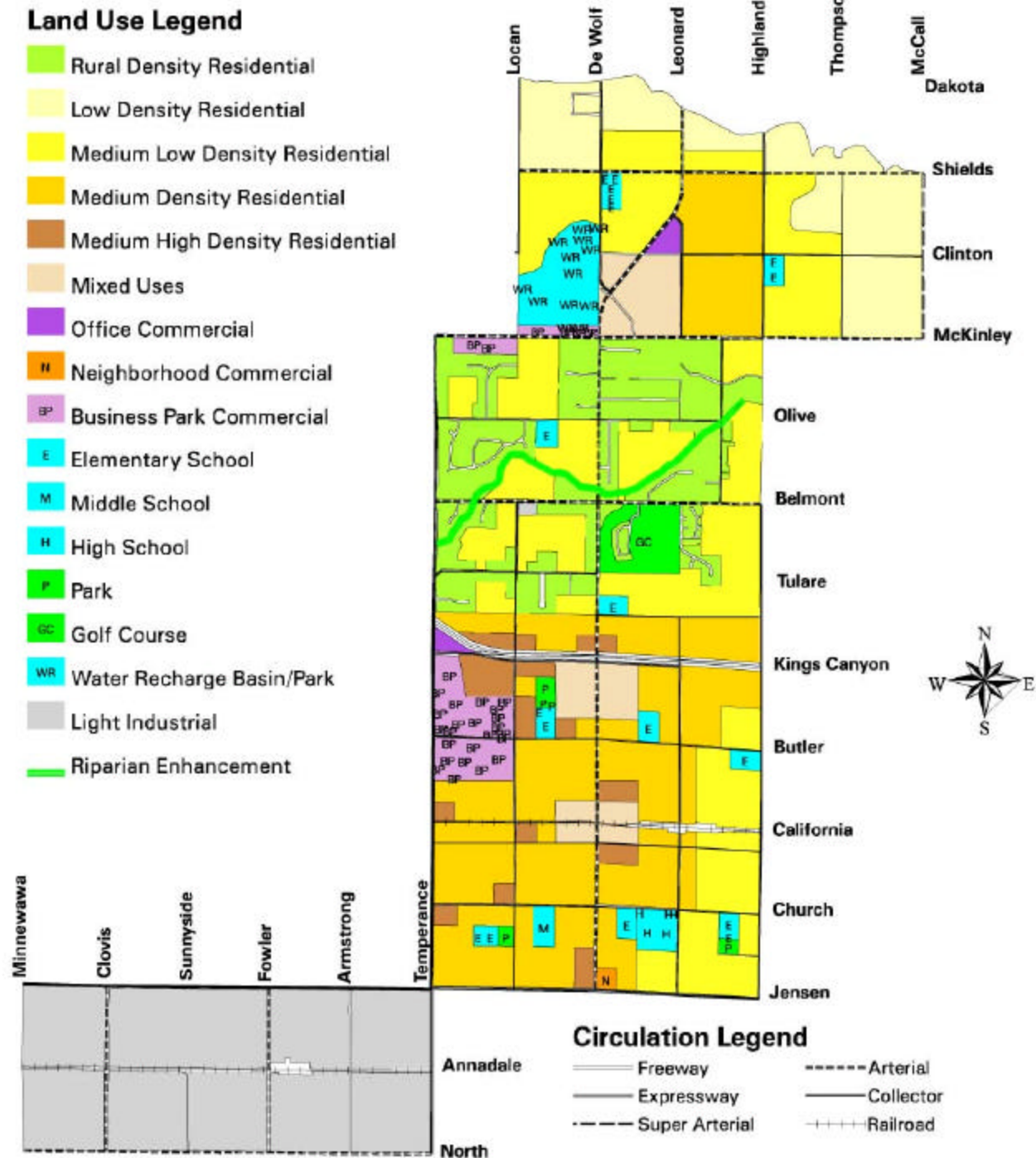


City Multi Family Residential Building Permits

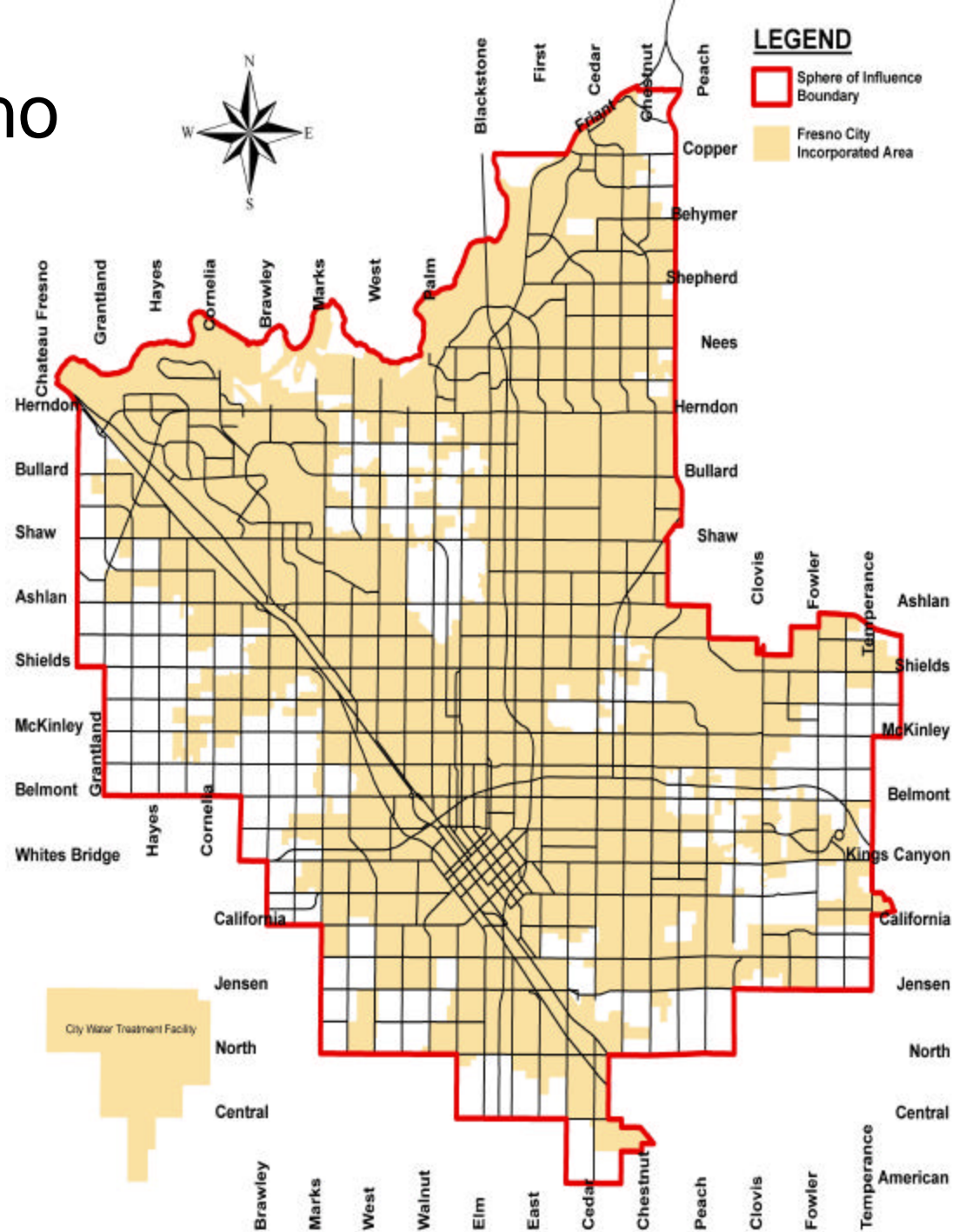


Concept Land Use and Circulation Plan for SEGA

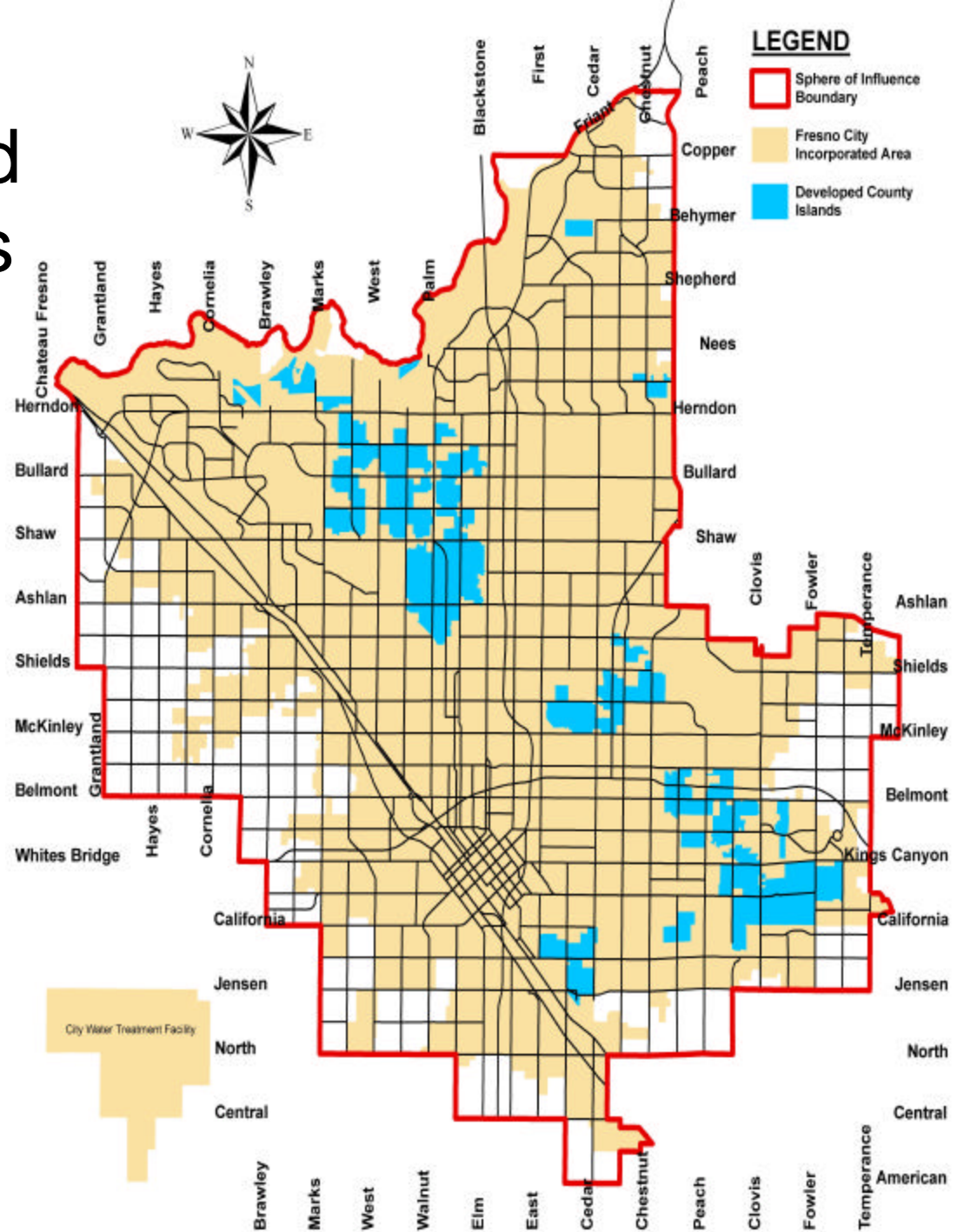
- Included as Appendix G in 2025 Fresno General Plan
- Illustrates conceptual plan for purpose of growth projections and traffic impact assessments for 2025 Fresno General Plan



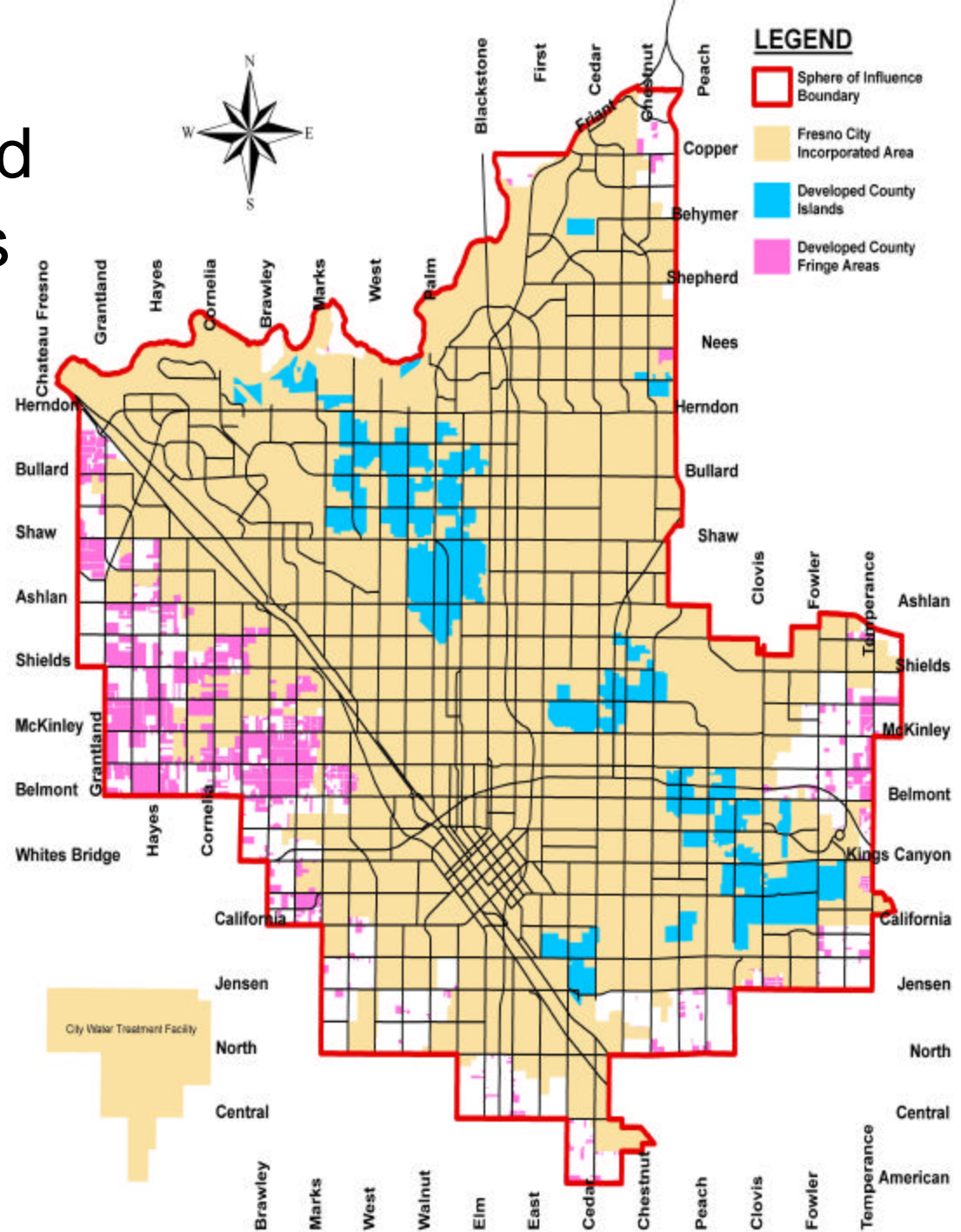
Current Fresno City Limits



Developed Unincorporated County Islands



Developed Unincorporated County Areas



2025 Fresno General Plan Background

- The previous 1984 Fresno General Plan urban boundary intended to accommodate:
 - 725,000 people within a 140 square mile SOI
- The 2025 Fresno General Plan proposes a land use and circulation plan within the urban boundary that will accommodate:
 - 790,000 people within a 160 square mile SOI
- The 2025 Fresno General Plan proposes limited urban expansion (approx. 20 square miles) beyond the City's previous urban boundary including:
 - 10,000 people within the North Growth Area (± 6 square miles)
 - **55,000 people within the SEGA (± 14 square miles)**

2025 Fresno General Plan Background

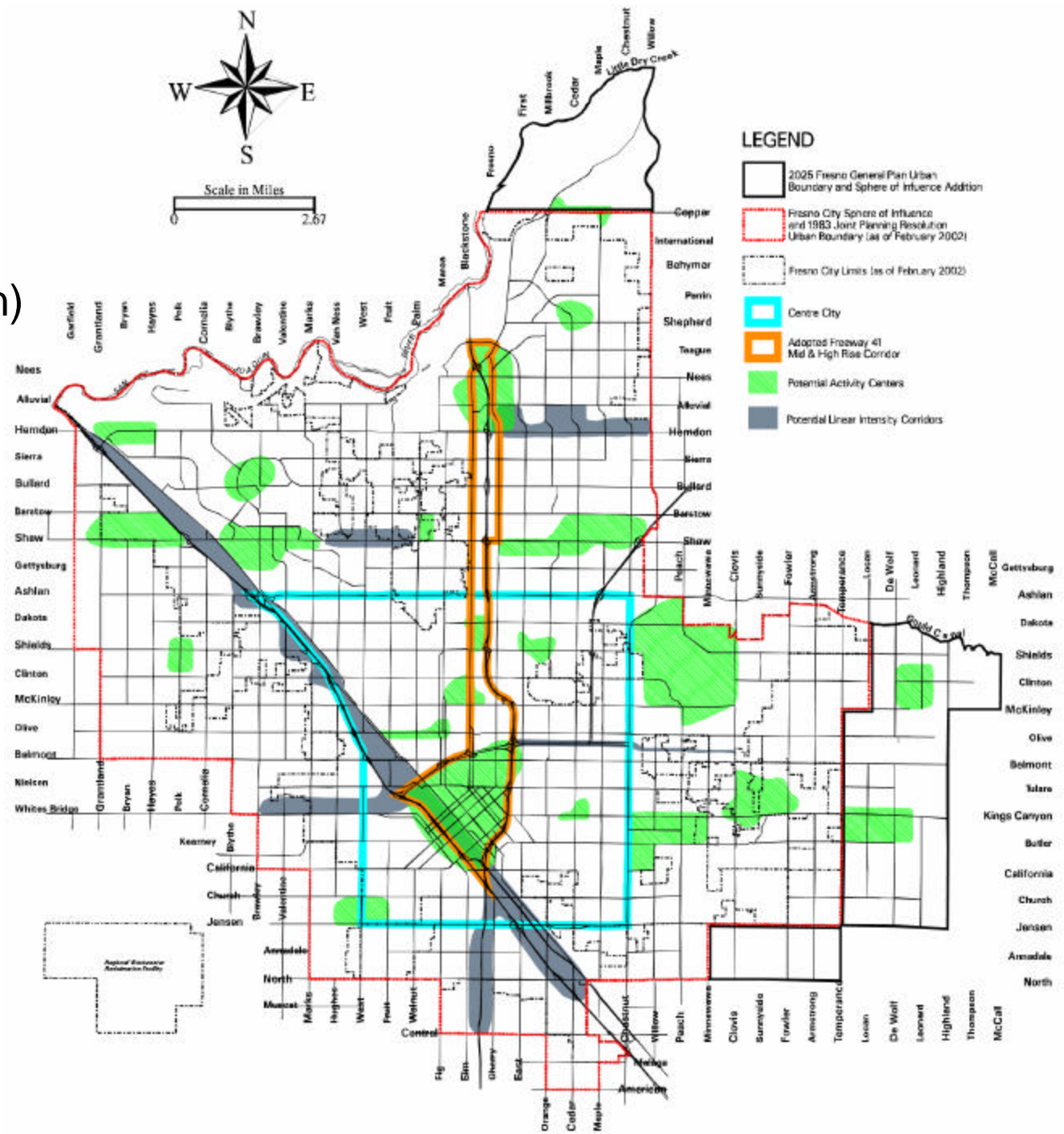
- The 2025 Fresno General Plan presents a plan strategy to enhance the urban core by:
 - Redirecting development to the established central area communities (in-up-mixed);
 - And combining with planned growth in the SEGA and southwest areas reestablishes the city's traditional central area (urban core) as the true urban geographic, cultural, and business center of the metropolitan area

2025 Fresno General Plan Background

- Aggressive regional cooperation and plan implementation strategies are presented:
 - To address intergovernmental concerns and problems;
 - And enhance the social, economic, and physical conditions of the metropolitan area
- New strategies are presented that promote:
 - Innovative urban infill developments;
 - A variety of urban activities, pedestrian friendly features, and alternative transportation opportunities (activity centers and intensity corridors with emphasis on mixed land uses)

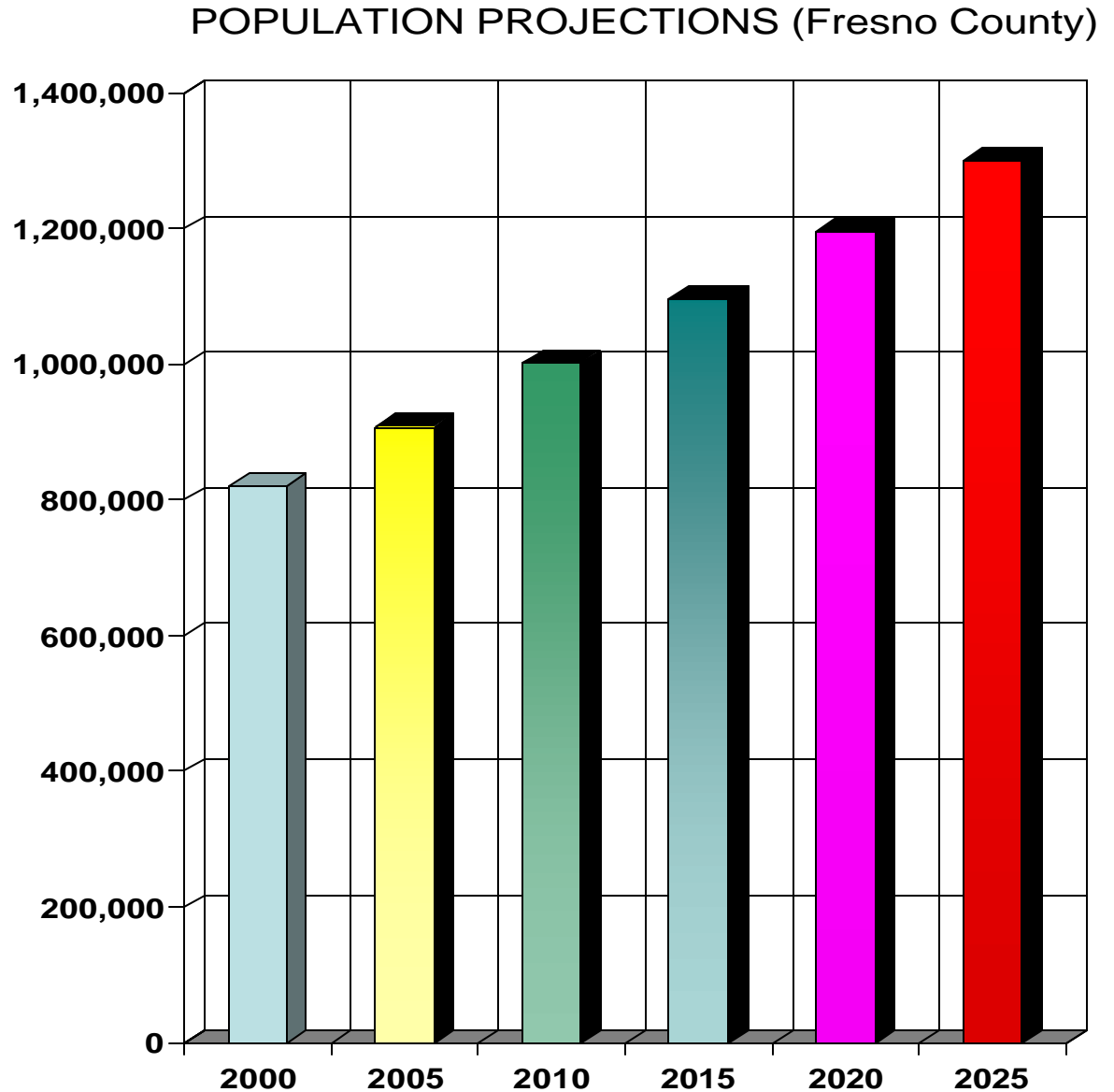
Urban Form Components Map

(Exhibit 6 of 2025 Fresno General Plan)



Population Growth

2025 Fresno General Plan population growth is based on the findings of the Central California Futures Institute (CCFI) affiliated with CSU Fresno dated April 2000. This forecast prepared for and accepted by Fresno County Council of Governments provides for modest annual population growth rate of 1.9 percent from 2000 to 2025 in Fresno County (from 821,797 people to 1,301,204 people).

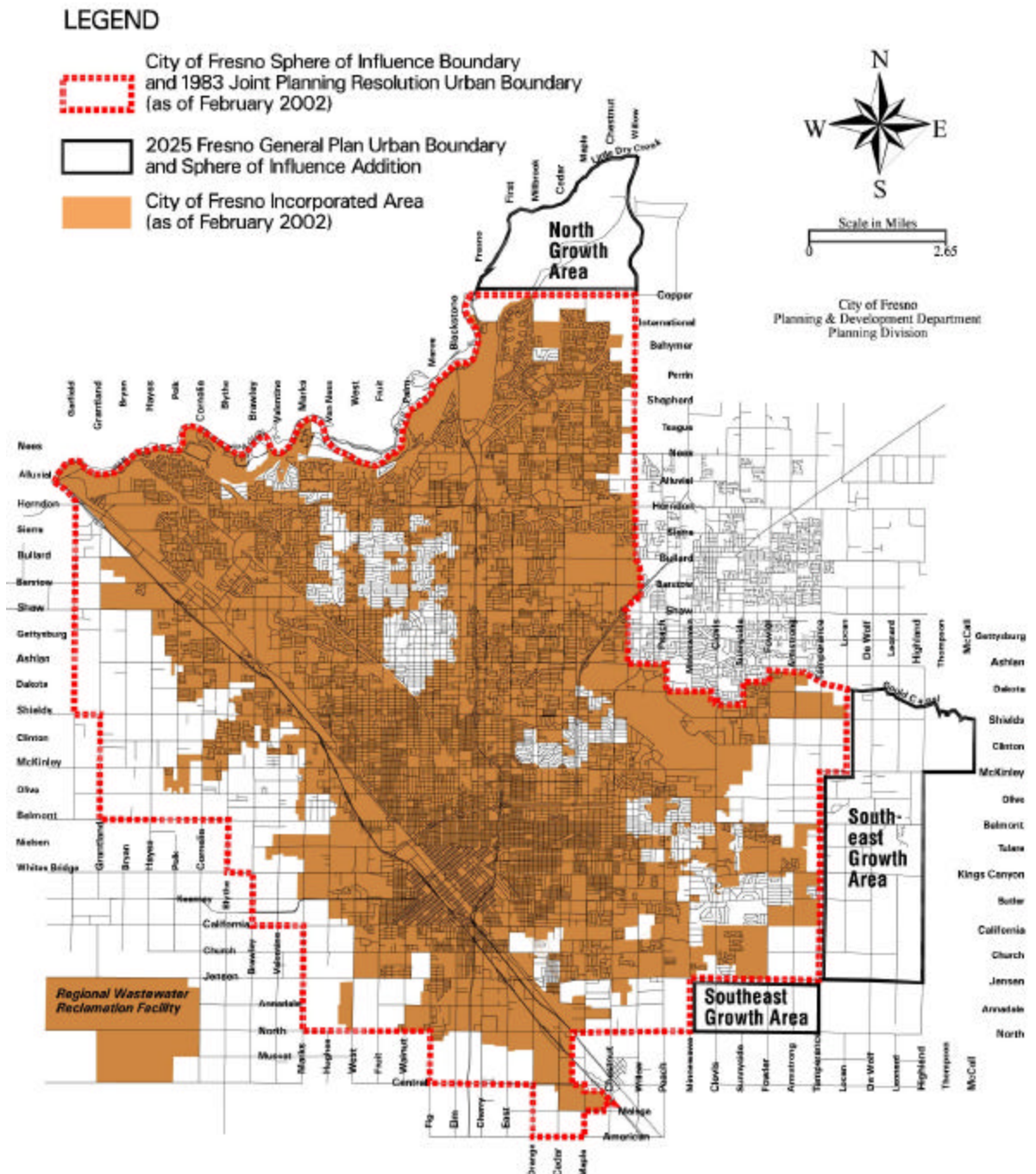


Population Growth

- City of Fresno proportion agreed to is 61 percent of County, which is the 790,000 projected holding capacity for 2025 Fresno General Plan.
- Of the projected 308,000 additional population growth about 78 percent (240,000) will occur within the 140 square mile sphere of influence of the city established with the 1984 Fresno General Plan.

Population Growth

- Approximately 65,000 population is allocated to Expanded SOI for North Growth Area & SEGA (20 square miles which includes about 4 square miles of riverbottom and about 3 square miles of potential industrial land use)



Legal Requirements for Growth Plan

- California State Planning and Zoning Law and the City's Local Planning and Procedures Ordinance require the City to prepare and adopt a growth plan which, at a minimum, addresses **seven** mandatory elements that must be legally adequate and internally consistent with one another

Legal Requirements for Growth Plan

- IMPLEMENTATION ELEMENT
- REGIONAL COOPERATION ELEMENT
- URBAN FORM ELEMENT
 - Includes Land Use and Housing Elements required by State Law
- ECONOMIC DEVELOPMENT ELEMENT
- PUBLIC FACILITIES ELEMENT
 - Includes Circulation Element required by State Law
- OPEN SPACE / RECREATION ELEMENT
 - Includes Open Space Element required by State Law
- RESOURCE CONSERVATION ELEMENT
 - Includes Resource Conservation Element required by State Law

Legal Requirements for Growth Plan

➤ NOISE ELEMENT

- Includes Noise Element required by State Law

➤ SAFETY ELEMENT

- Includes Safety Element required by State Law
- Included in tonight's program are several "break out" sessions where audience will have opportunity to discuss issues of concern related to these above-noted elements of the growth plan

Legal Requirements for Growth Plan

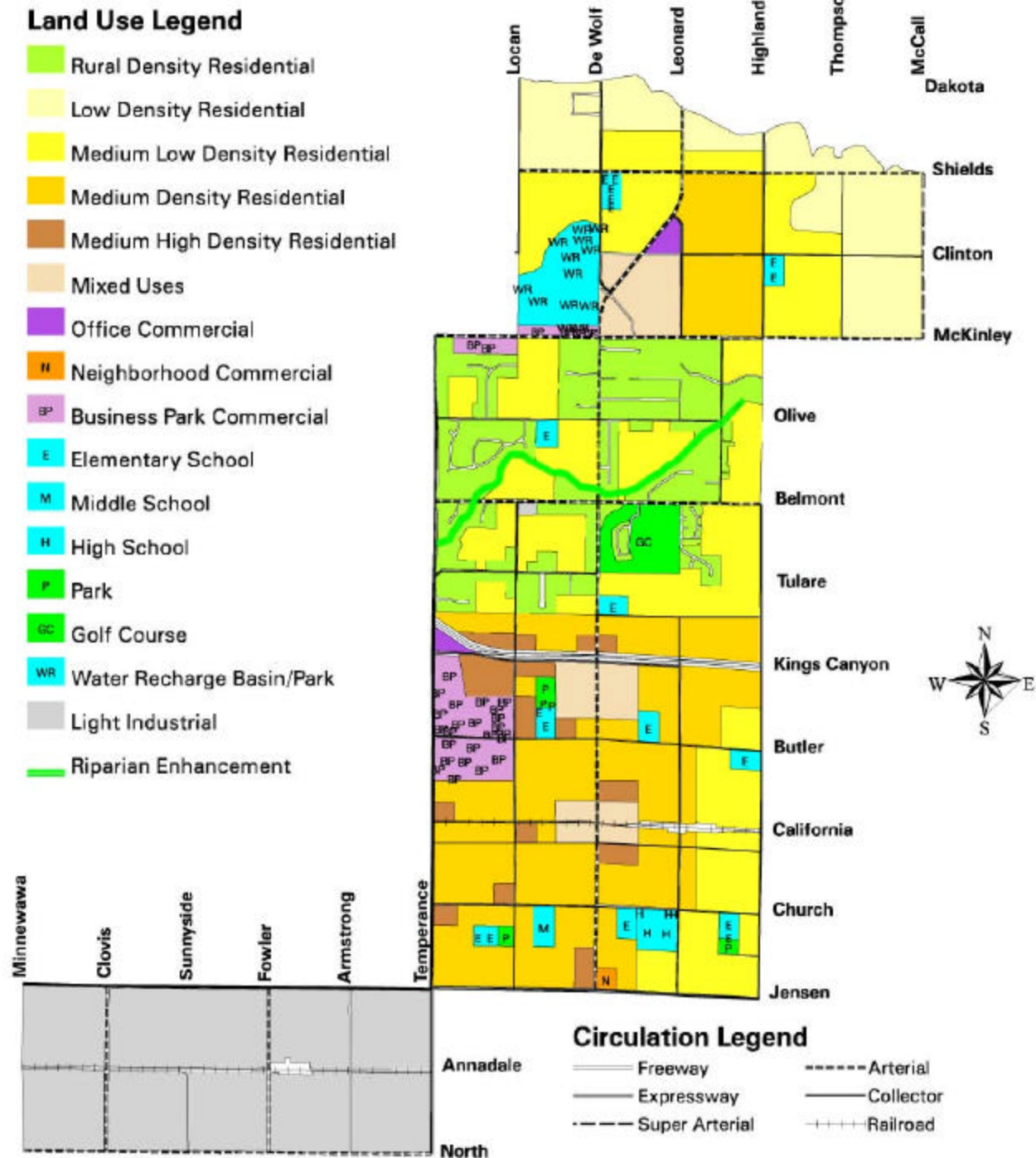
- SEGA Growth Plan will serve as a guide to enable government at all levels, private enterprise, community groups, and individual citizens to make strategic decisions and utilize community resources in an efficient manner
- SEGA Growth Plan will be both a land use & circulation map & a series of written objectives & policies that implement a common vision of an enhanced physical, social and economic environment

Critical Issues of SEGA EIR & Plan

- “Concept” land use and circulation plan was adopted as part of City’s 2025 General Plan (Appendix G)
- City to prepare and adopt a more detailed community/specific land use and infrastructure plan and an Environmental Impact Report (EIR) as required by the California Environmental Quality Act (CEQA)

Concept Land Use and Circulation Plan for SEGA

- Included as Appendix G in 2025 Fresno General Plan
- Illustrates conceptual plan for purpose of growth projections and traffic impact assessments for 2025 Fresno General Plan



Critical Issues of SEGA EIR & Plan

- Groundwater (availability & distribution)
- Sewage Disposal (satellite treatment plant)
- Noise
- Agricultural Land Conversion
- Transportation & Street Systems
- Air Quality
- Quality of Life and Community Identity
- Schools
- Urban Form and Appearance
- Public Safety and Services
- Fiscal Management
- Open Space and Recreation Areas
- Urban/Rural Land Use Interface
- Employment (Housing/Jobs Balance)
- Historic Preservation

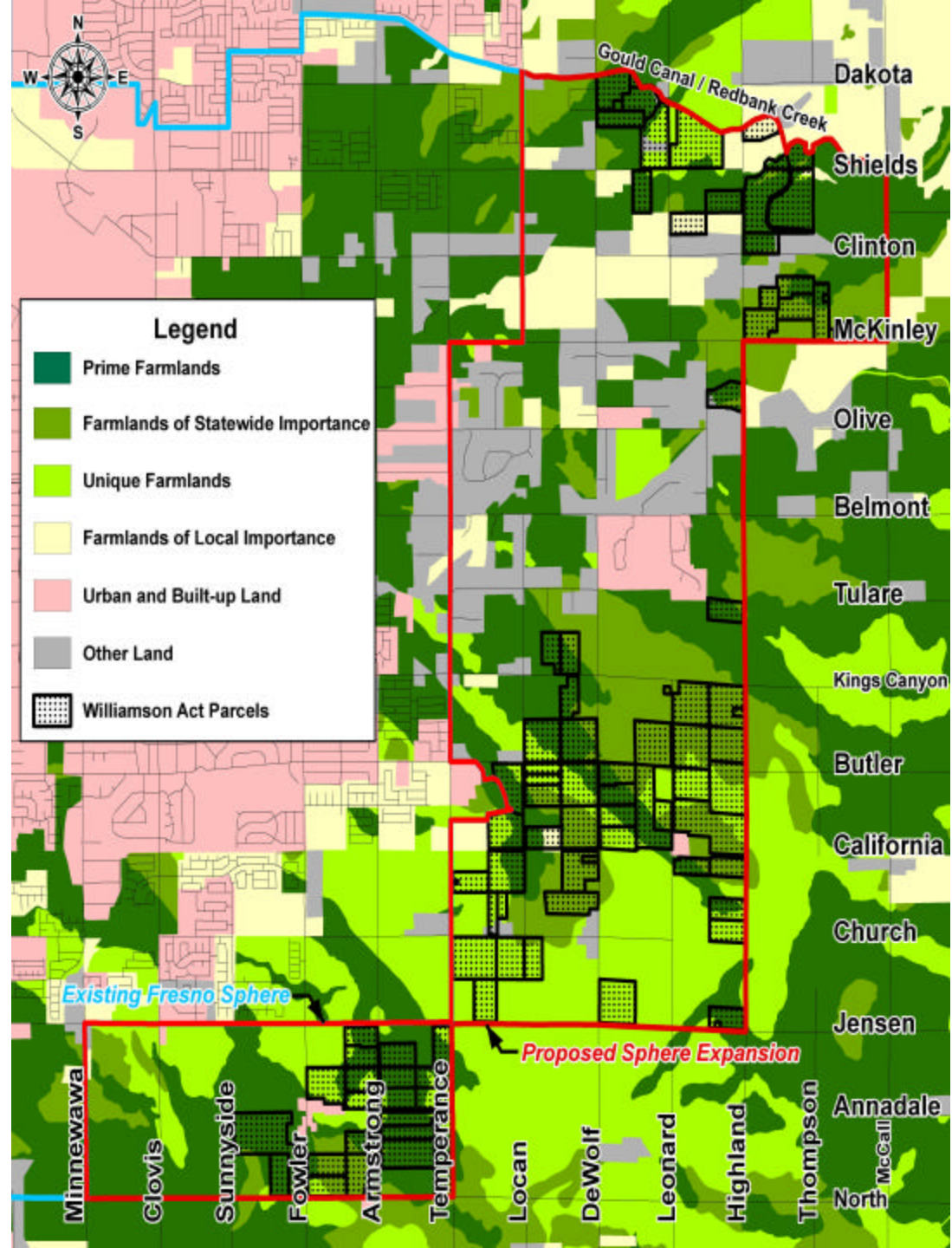
CEQA

- Purpose of SEGA Plan EIR is to:
 - Inform decision makers and the public about the potential, significant environmental effects of proposed activities
 - Identify ways that environmental damage can be avoided or significantly reduced

CEQA

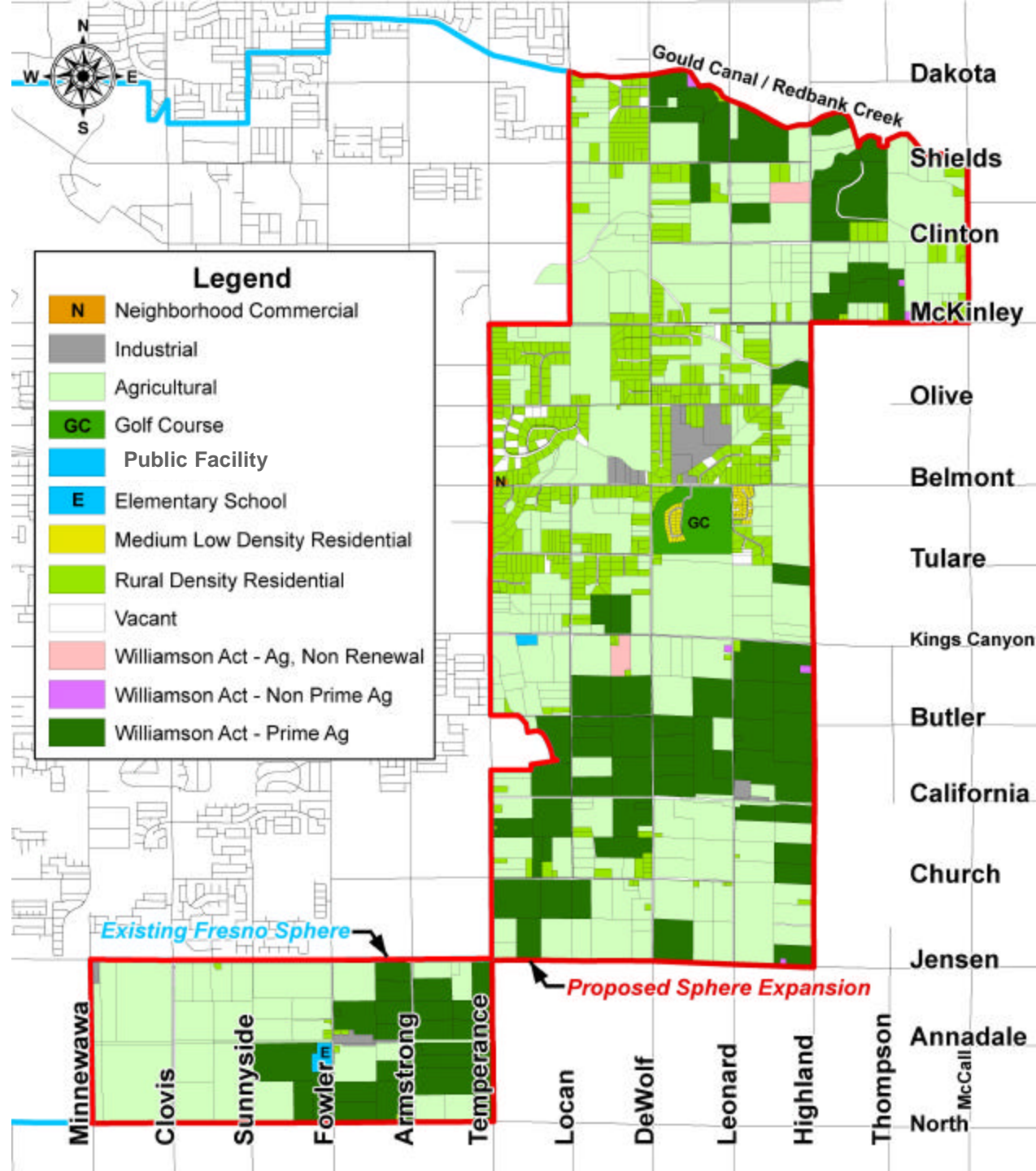
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible
- Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved (“Overriding Findings and Considerations”)

Prime Farmlands within the SEGA Plan



Source: State Department of Conservation
Important Farmlands 2002 Data

Generalized Existing Land Uses within the SEGA Plan



The SEGA Planning Effort

- SEGA Plan preparation will begin in early 2007
- Staff recommends to Mayor and Council consultant(s) to prepare SEGA Plan and EIR
- City's Local Planning and Procedures Ordinance and related Planning Guidelines require the appointment of a SEGA Plan Advisory Committee

The SEGA Planning Effort

- Staff, consultant(s) and the SEGA Plan Advisory Committee will collaborate through a public process to prepare plan
- The advisory committee is appointed by the City Council and Mayor with a chair person elected by the committee
- The composition of the committee will include diverse interest groups and property owners/residents within the plan area

The SEGA Planning Effort

- Committee will facilitate meetings for public participation in SEGA Plan preparation
- INFORMATION:
 - For additional information, updates, plans, etc., visit us at www.Fresno.gov, Fresno City Hall, or by phone at (559) 621-8277

2005 Aerial Photograph of SEGA

